

ORDINANCE NO. 20080327-053

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG F.M. 620 NORTH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Leander Rehabilitation Center ("Leander Rehabilitation PUD") is comprised of approximately 446 acres of land located at North F.M. 620 northeast of its intersection with U.S. 183 in Williamson County and more particularly described by metes and bounds Exhibit "A" of the Development Plan in the State of Texas Order of the Special Board of Review in Document No. 9802790.

PART 2. The Development Plan that created the Leander Rehabilitation PUD was adopted January 14, 1998 by the State of Texas in Document No. 9802790 and was revised under Document No. 9815646.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district and approving an amendment to the Development Plan of the Leander Rehabilitation PUD on the property located along F.M. 620 North and described in Zoning Case No. C814-97-0001.05, on file at the Watershed Protection and Development Review Department, as follows:

Parcels No. CRE-1, CRE-2, CRE-3, CRE-5, CRE-10, CRE-11, CRE-12 and CRE-16, (the "Parcels") located in the northeastern corner of the Leander Rehabilitation PUD, north of Lakeline Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A" (*Planned Unit Development Map*).

PART 4. The Development Plan is revised as to the Parcels as shown in this Part.

- A. A supplemental exhibit identified as Exhibit E-1 is attached and incorporated into this document. Exhibit E-1 amends the development standards and adds additional notes numbered Four through Eight to clarify conditions as follows:

- 1) to define the additional development standards for commercial, industrial, office, multifamily residential, and mixed use, and to add a category for SF-4 and SF-5 development;
- 2) to allow impervious cover to be allocated and calculated on an overall basis instead of on an individual lot basis; and,
- 3) to clarify that roadways may be designed with the TND design standards, with modification to Staked Plains Drive; and
- 4) to modify other standards as shown. in the Development Standards Table as Notes Four through Eight.

B. The Open Space Easement (OSE) is reduced from 35 feet to 20 feet at the northeast and northwest intersection of Lakeline Boulevard and Staked Plains Drive along Parcels CRE-5 and CRE-10.

PART 5. The Land Use Plan attached to the Original Plan as Exhibit "B" is withdrawn and replaced by a revised Exhibit "B". Exhibit "E-1" is a supplemental exhibit to the Land Use Plan and is attached to this ordinance as Exhibit "C". The exhibits are incorporated into the Development Plan in their entirety.


PART 6. In all other respects the terms and conditions of the Development Plan, as amended, remain in effect.

PART 7. This ordinance takes effect on April 7, 2008.

PASSED AND APPROVED

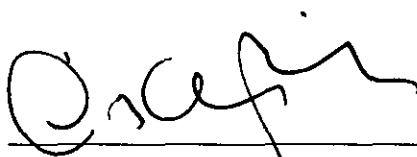
March 27, 2008

§
§
§



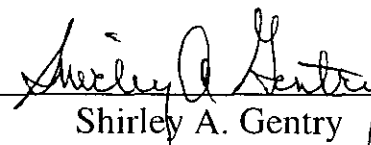
Will Wynn
Mayor

APPROVED:

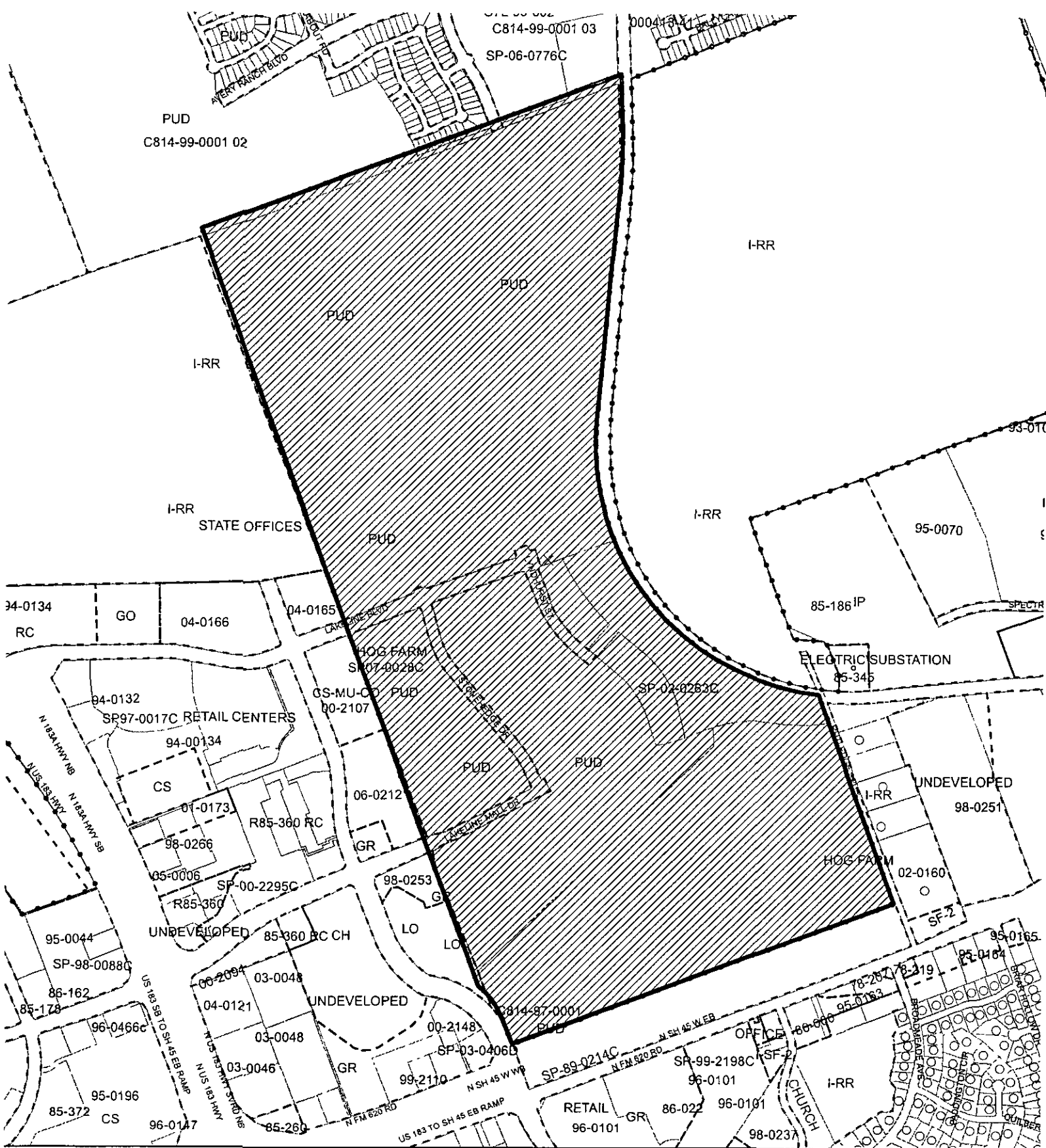


David Allan Smith
City Attorney

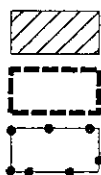
ATTEST:



Shirley A. Gentry
City Clerk



PLANNED UNIT DEVELOPMENT EXHIBIT A



Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C814-97-0001.05

ADDRESS: N FM 620 RD

SUBJECT AREA: 446.4

GRID: G40 G41 F40 F41

MANAGER: T. BUI



1" = 1000' OPERATOR SM

This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness

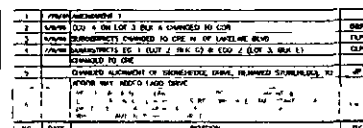


EXHIBIT E.1

(Applicable only to CRE areas 1, 2, 3, 5, 10, 11, 12, and 16)

This Development Standards table and notes 1, 2, and 3 below are reproduced from Exhibit E of the Leander Rehabilitation PUD as administratively approved by the Texas General Land Office on November 20, 2003.

DEVELOPMENT STANDARDS

	COMMERCIAL	INDUSTRIAL	OFFICE	MULTI-FAM RESIDENTIAL	ALL OTHER RESIDENTIAL	MIXED USE	SF-4	SF-5
Density	N/A	N/A	N/A	54 du/s/ac	18 du/s/ac	54 du/s/ac	18 du/s/ac	18 du/s/ac
YARDS								
Front	0'	10'	0'	10' (1)	10'	0'	15'	25'
Side	0'	10'	0'	10' (1)	0' / 5' (2)	0'	3' 5' or 0'	5'
Street Side	12'	25'	25'	10' (1)	10'	5'	10'	15'
Rear	0'	25'	20'	10' (1)	15'	10'	5'	10'
Height (3)	6 stories	4 stories	12 stories or 180 feet	6 stories	3 stories	12 stories or 180 feet	3 stories / 35'	3 stories / 35'
Maximum Impervious Cover	75% - 1 story 65% - 2 to 6 stories	65%	65%	60%	65%	65%	65%	55%

(1) Between any structure, or group of connected structures containing multi-family residential and the respective lot line

(2) Zero side setback required for attached single-family units

(3) In this ordinance the height of a story will vary depending on the use. For purposes of calculating height, roofs, mechanical equipment, cooling towers, ornamental cupolas or domes, skylights, visual screens, chimneys and vent stacks, communication towers, parapet walls and other similar structures are not included. Story height will be defined by the national standards for uses on the following, as amended:

Residential uses 12 feet - 15 feet or as set forth by National Association of Home Builders

Commercial uses 20 feet - 25 feet or as set forth by International Council of Shopping Centers

Industrial uses 30 feet - 40 feet or as set forth by National Association of Industrial and Office Property

Mixed uses 14 feet - 20 feet or as set forth by Urban Land Institute

Office uses 14 feet - 18 feet or as set forth by Building Owners and Managers Association International

(4) The maximum allowable impervious cover may be calculated on an overall basis instead of on an individual lot basis. However, the overall maximum impervious cover shall not exceed those limits shown in Exhibit E and the impervious cover for this area shall be tracked through the Preliminary Plan or Final Plat process(es).

(5) Townhouse or multi-family structures proposing more than one use on a single lot may be considered Mixed-Use for the purpose of identifying their development standards classification on Exhibit E. These uses shall be restricted to areas fronting on Staked Plains Drive south of Buckingham Palace Drive.

(6) Single family and townhouse lots containing detached single family, townhouse or multi-family structures with proposed lot widths of less than 40 feet may be considered Mixed-Use for the purpose of identifying their development standards classification on Exhibit E. If the Mixed-Use guidelines from Exhibit E are utilized, the following modifications to those standards apply:

- These lots shall have garages with driveway access allowed from an alley in the rear only
- The minimum rear setback line shall be three feet
- Lots with an open space at least 10 feet wide between their side lot lines and a public roadway will be considered interior lots
- Building height is restricted to three stories
- Attached residential units shall not exceed a maximum grouping or run of 10 lots without an open space, pedestrian access, or public street or alley between them. A minimum grouping of two lots is required. A minimum grouping of one lot shall be allowed in cases where site constraints, environmental factors, or developer's desire to preserve natural elements dictates. For each grouping reduced to one lot, the developer may add one additional same type lot to another grouping not to exceed eleven lots in any single group
- Side yard setbacks for attached structures shall be zero feet.
- Side yard setbacks for single family detached structures shall have a minimum six foot aggregate between occupied structures. Zero foot setbacks will be allowed between garage structures

(7) Single family and townhouse lots containing detached structures with proposed lot widths equal to or greater than 40 feet may be considered All Other Residential for the purpose of identifying their development standards classification on Exhibit E. The following modifications to those standards apply:

- These lots shall be allowed driveway access from a public street in the front or an alley in the rear
- Those lots with rear access from an alley shall have minimum rear setback lines of five feet
- Interior lot side yard setbacks will be a minimum aggregate of six feet between occupied structures with minimum of zero feet allowed on one side of occupied structure. Zero foot setback will be allowed between garage structures

(8) All streets may be developed according to the TND Design Standards with modifications to Staked Plains Drive, as shown on the attached cross-sections.

EXHIBIT C